



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 09/07/99  
AGENDA ITEM 6  
WORK SESSION ITEM \_\_\_\_\_

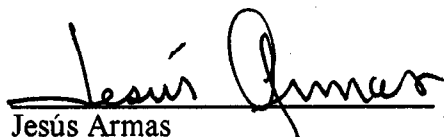
**TO:** Mayor and City Council  
**FROM:** City Manager  
**SUBJECT:** Sale of Surplus Property to Standard Pacific

As noted in the attached report, Standard Pacific has submitted a bid to acquire eleven lots of surplus City property alongside the extension of Panjon Street for \$660,000. Assuming the Council approves staff's recommendation, I would like to suggest that the proceeds be earmarked as noted below.

Earlier this year, the Council agreed to earmark \$1 million to improve and expand the Weekes Branch Library, with one-half of this amount to come from a projected surplus at the end of fiscal year 1998-99, and the remainder from a surplus at the end of fiscal year 1999-00. Based on preliminary financial information for the end of FY 1998-99, staff is confident that the first installment will be realized. With regard to the second \$500,000, however, it will be a year before it is known with certainty if a surplus will indeed be realized. Hence, as a hedge against this uncertainty, I would suggest that the Council appropriate \$500,000 from this transaction to the Weekes project.

For the past year or so, the Youth Commission has been working with HARD to cause a skateboard park to be constructed in Hayward. HARD is supportive of this proposal and hopes to construct it at Tennyson Park, in conjunction with other improvements proposed at that location. Unfortunately, owing to its financial condition, it does not appear that HARD will be in position to fully fund the skateboard park. I would suggest that the Council set aside \$100,000 to contribute to this project, with the exact amount of the City's contribution to be determined following receipt of a specific funding proposal from HARD.

With regard to the final \$60,000, it is recommended that these funds be appropriated to the Capital Improvement Program Budget. This recommendation is offered because it appears we will not realize all the income anticipated to be realized from the sale of surplus property on D Street.

  
Jesús Armas

Attachment



# **CITY OF HAYWARD**

## **AGENDA REPORT**

AGENDA DATE 09/07/99

AGENDA ITEM 6

WORK SESSION ITEM           

**TO:** Mayor and City Council

**FROM:** Director of Public Works

**SUBJECT:** Authorization to Accept Proposal from Standard Pacific of Northern California for Purchase of Surplus City-Owned Property along the Proposed Extension of Panjon Street

### **RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution authorizing the City Manager to accept the offer by Standard Pacific of Northern California to purchase the 2.25-acre city-owned parcel along the extension of Panjon Street for a total price of \$660,000.

### **BACKGROUND:**

The Tennyson-Alquire Neighborhood Plan called for the extension of Panjon Street along the south side of Tennyson Park from Huntwood Avenue to Ruus Road. The eastern portion of this extension was completed in 1989 when Panjon Street was connected to Huntwood Avenue across from Lustig Court. The portion between Coleridge Avenue and Ruus Road has not yet been completed and goes through a city-owned parcel, which is surplus to City needs. As Council will recall, a portion of this surplus parcel that fronts on Ruus Road was sold to the Boys and Girls Club of Hayward, Inc., for their new facility (see Exhibit A).

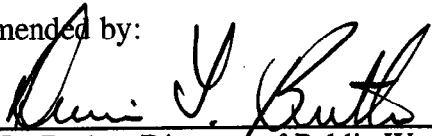
In order to carry out this neighborhood plan policy without expending City funds, on December 15, 1998, Council authorized staff to prepare and process a tentative map to subdivide the remaining portion of the City-owned parcel into eleven 5,000-square-foot residential lots. The parcel was first offered for sale or lease to local public entities for low-cost housing, park and recreation purposes, or for public school purposes. No interest was received and on April 22, 1999, the Planning Commission approved Tentative Tract Map 7099, which subdivided the parcel into 11 single-family lots with a 5000 square foot minimum lot size (see Exhibit B). Staff then prepared a request for proposals (RFP), which was sent to over fifteen private developers who have done projects in Hayward. The RFP included the tentative map with its conditions, as well as requesting conceptual housing plans proposed to be constructed on the lots, in addition to the offered sale price. Three proposals were received, with the highest offer being \$660,000 from Standard Pacific of Northern California. The next highest offer was from Summerhill Homes for \$650,000. Both of these large developers proposed to construct units essentially identical to their ongoing Hayward developments. Standard Pacific specifically proposed constructing their Twin Bridges Links Homes Plan 1 (2,103 sf) and Plan 2 (2,263 sf) {see Exhibit C}.

Assuming Council's approval of this sale, the next steps will be for Standard Pacific to prepare their required improvement plans to include the construction of the Panjon Street extension and submit their Final Map for review and approval. Standard Pacific has indicated that they hope to begin construction by the spring of next year.

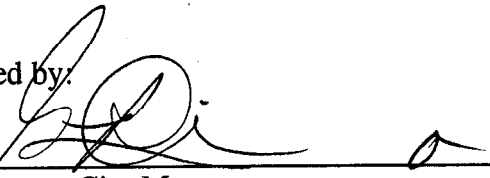
Prepared by:

  
Robert A. Bauman, Deputy Director of Public Works

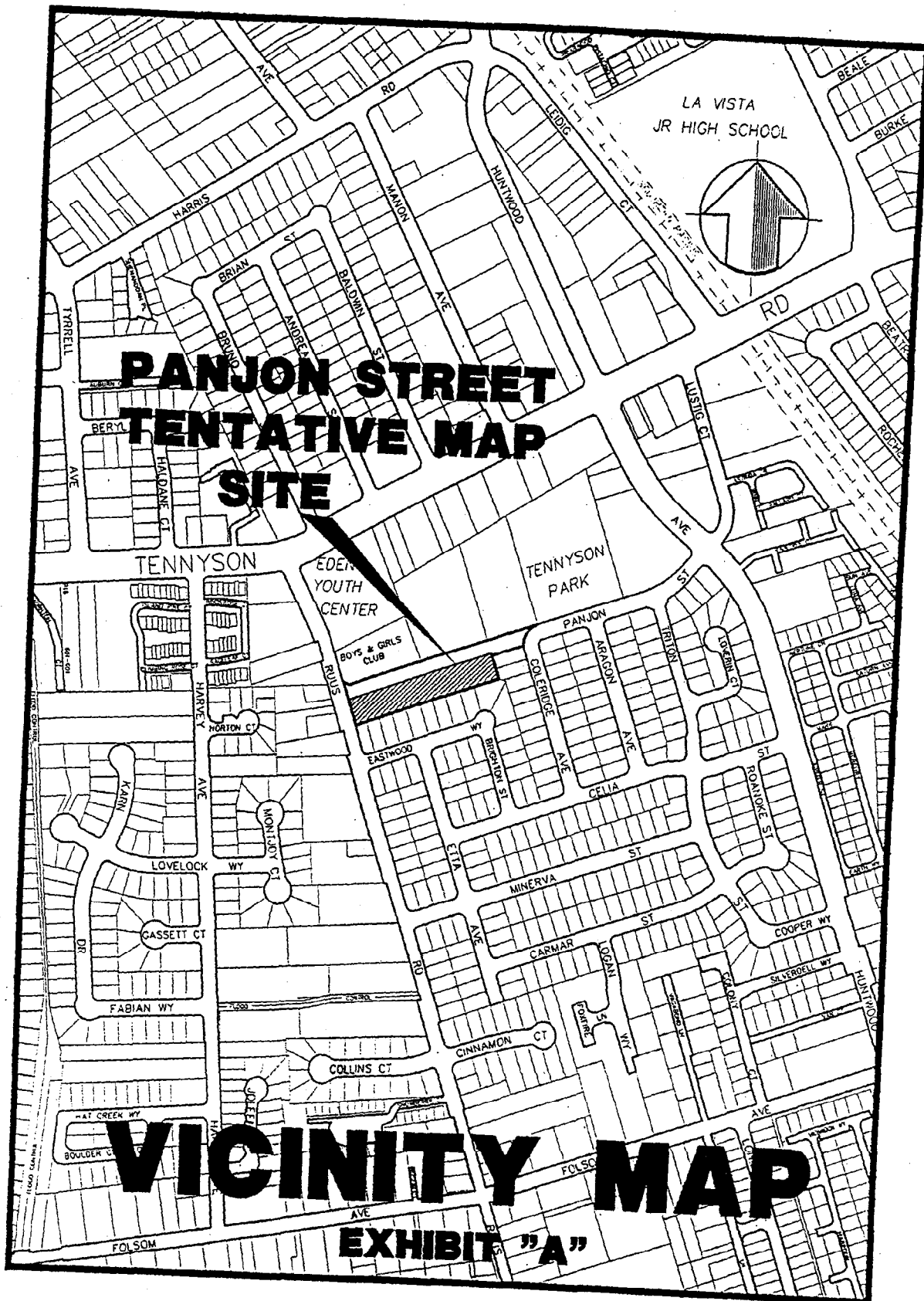
Recommended by:

  
Dennis L. Butler, Director of Public Works

Approved by:

  
Jesús Armas, City Manager

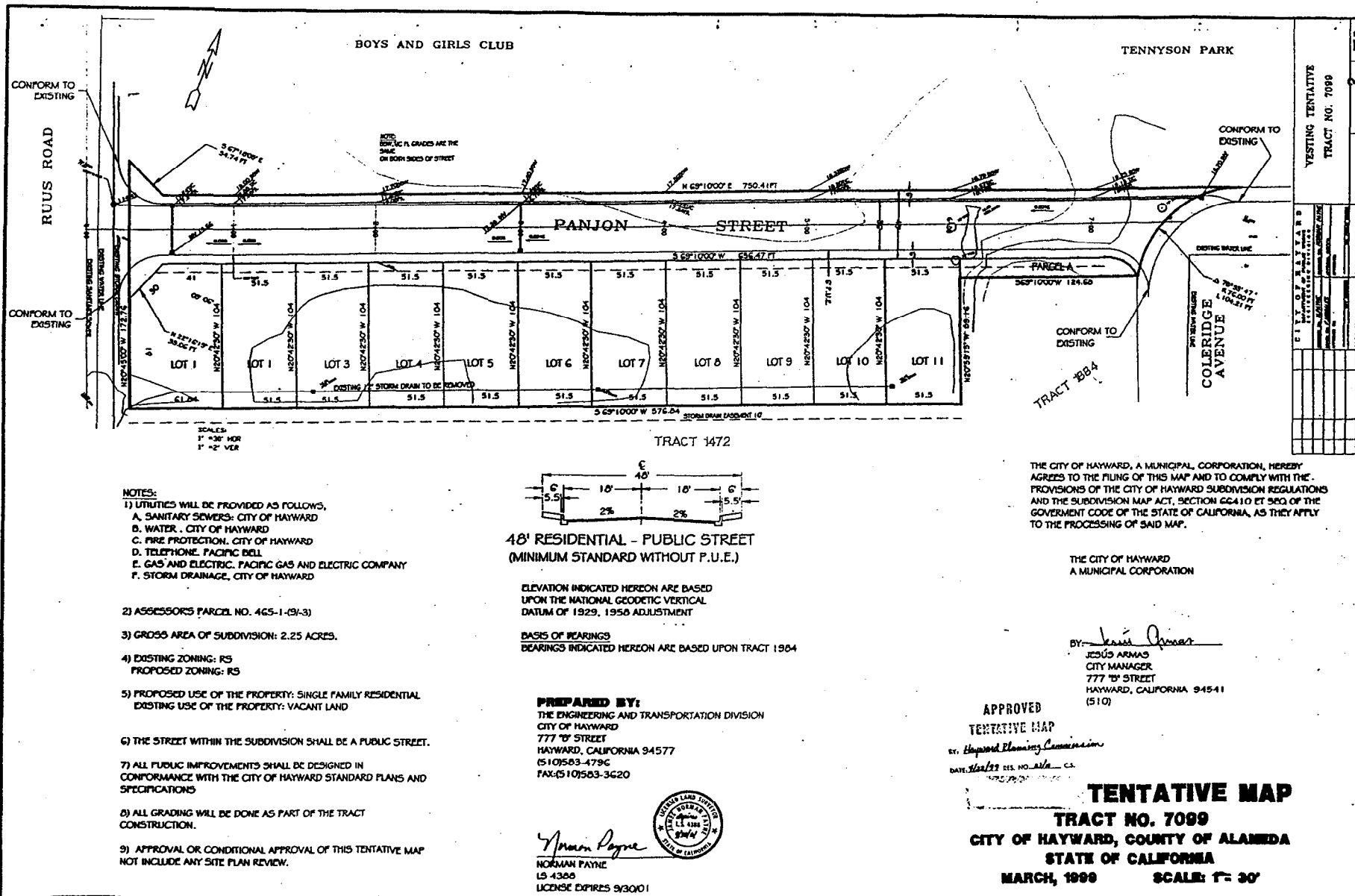
Attachments: Exhibit A: Site Plan  
Exhibit B: Tentative Tract Map 7099  
Exhibit C: Conceptual Housing Plans



**PANJON STREET  
TENTATIVE MAP  
SITE**

**VICINITY MAP**

**EXHIBIT "A"**



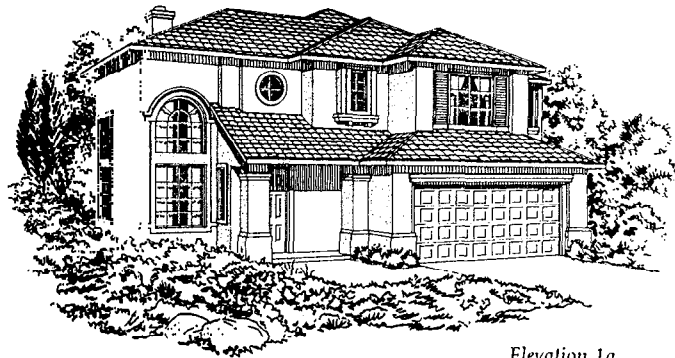
# The San Mateo Plan 1

## 3 Bedroom/3 Bath

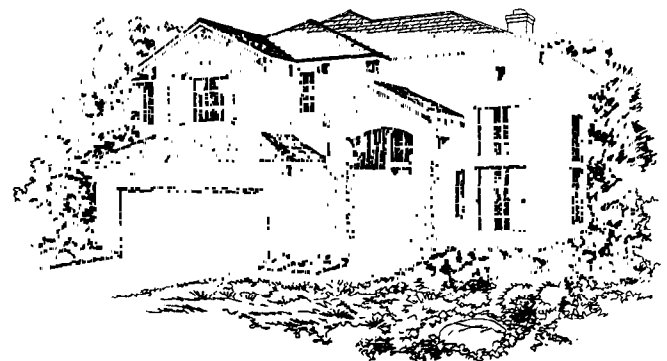
(Optional Bedroom 4)

Approximately 2,103 Sq. Ft.

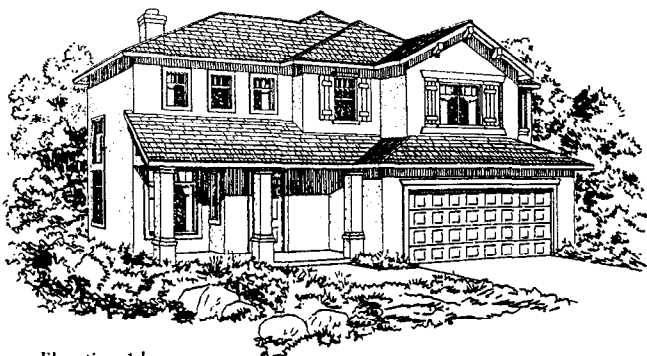
Approximately 2,267 Sq. Ft. with Flex Option



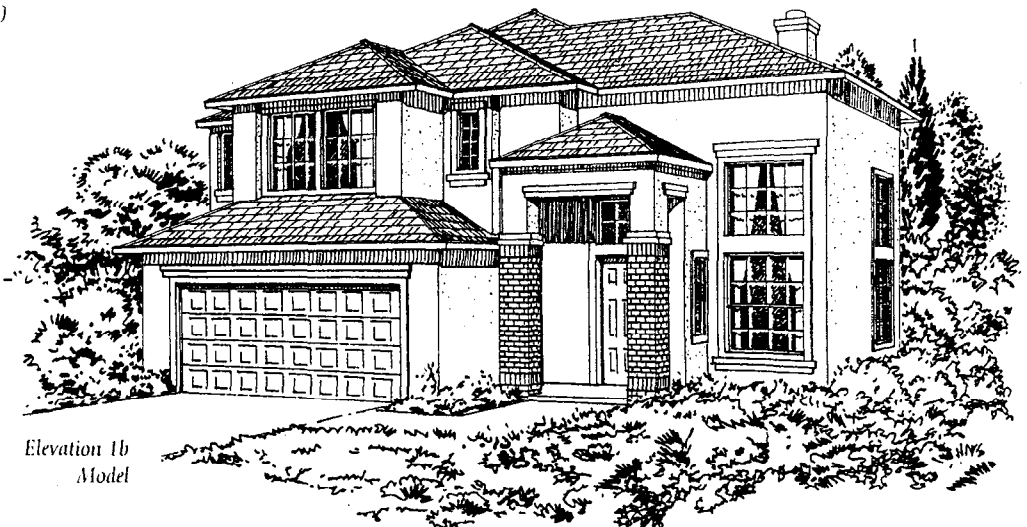
Elevation 1a



Elevation 1c



Elevation 1d  
(Front porch on D Elevation only.)



Elevation 1b  
Model

Window locations and sizes may vary per plan

Exhibit C

# The Dumbarton Plan 2

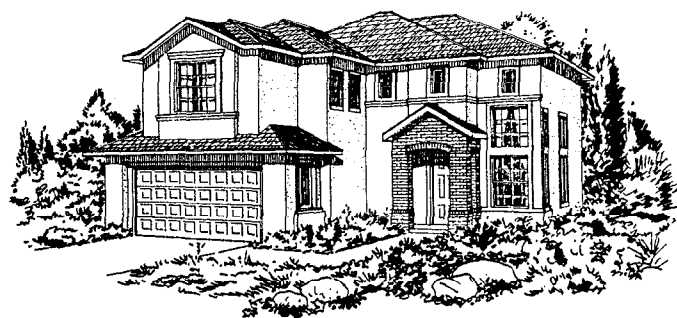


## 4 Bedroom/3 Bath

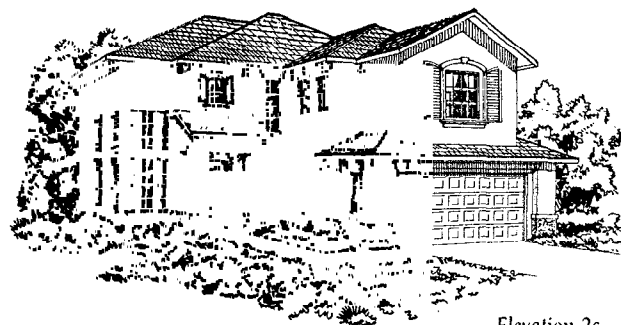
(Optional Retreat, Exercise Room,  
Den, Bedroom 5)

Approximately 2,263 Sq. Ft.

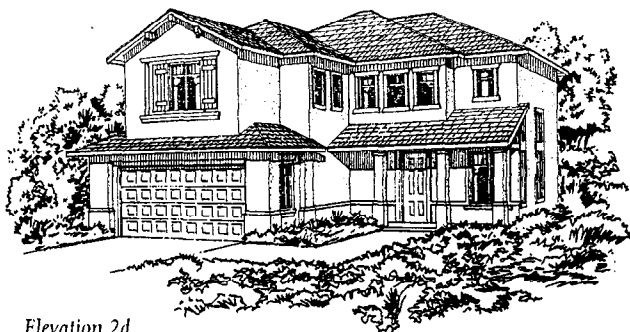
Approximately 2,399 Sq. Ft. with Flex Option



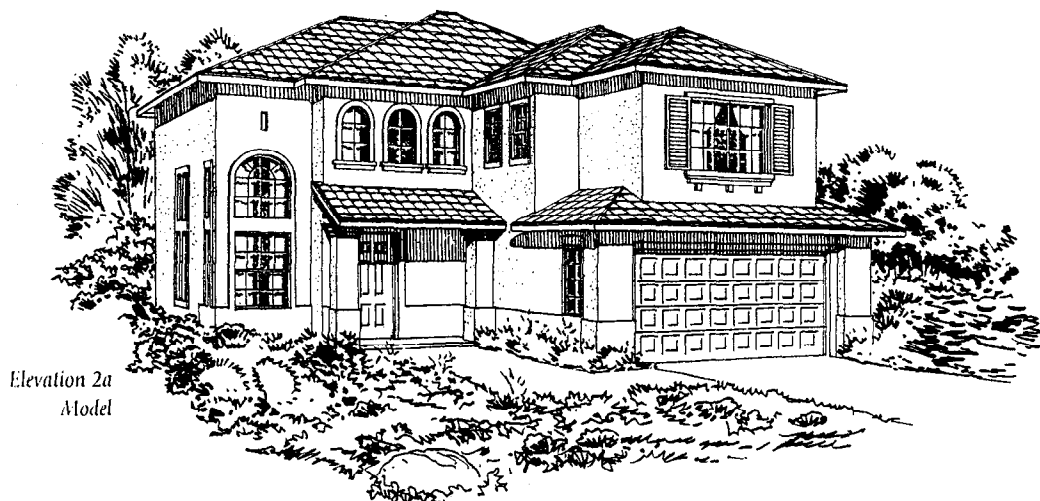
Elevation 2b



Elevation 2c



Elevation 2d  
(Front porch on D Elevation only.)



Elevation 2a  
Model

Window locations and sizes may vary per plan and elevation.

**DRAFT**

sv 9/2/99

HAYWARD CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

**RESOLUTION AUTHORIZING THE SALE OF SURPLUS  
PROPERTY LOCATED ALONG THE PROPOSED  
EXTENSION OF PANJON STREET BETWEEN COLERIDGE  
AVENUE AND RUUS ROAD TO STANDARD PACIFIC OF  
NORTHERN CALIFORNIA**

WHEREAS, the City Council has previously authorized the extension of Panjon Street along the south side of Tennyson Park from Huntwood Avenue to Ruus Road, which extension has been partially completed; and

WHEREAS, the City of Hayward has previously adopted Resolution No. 98-212, which designated as surplus a City-owned property containing approximately 2.25 acres, located along the proposed Panjon Street extension between Coleridge Avenue and Ruus Road (the "Surplus Parcel"), and the City of Hayward has notified other public agencies of the availability of such surplus parcel for acquisition in accordance with Government Code section 54222; and

WHEREAS, the City of Hayward has received no response from any public agency regarding the possible acquisition of the Surplus Parcel for housing, recreation or open space prior to the City's approval of a tentative map for subdivision of the Surplus Parcel into the Panjon Street right-of-way and eleven approximately 5,000-square foot lots for residential development; and

WHEREAS, City staff sent a request for proposals ("RFP") notifying over fifteen private developers of the availability of the Surplus Parcel for purchase and development in accordance with the City approved tentative map; and

WHEREAS, Standard Pacific of Northern California submitted an offer to purchase the Surplus Property for \$660,000 (Six Hundred Sixty Thousand dollars), the highest offer submitted, and City staff has recommended sale of the Surplus Property to Standard Pacific, and the City Council considered such matter at a public hearing held on September 7, 1999;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes the City Manager to negotiate and execute a purchase/sale



agreement providing for the sale of the Surplus Parcel to Standard Pacific of Northern California for \$660,000 (Six Hundred Sixty Thousand dollars) and for the property to be developed in accordance with the tentative map and tentative map conditions approved on April 22, 1999, in a form of agreement acceptable to the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward